

SEND TAX NOTICE TO:

Paul Aboujaoude
85 Leah Lane
Calera, AL 35040

THIS INSTRUMENT PREPARED

BY: W. Eric Pitts, P.O. Box 280

Alabaster, AL 35007, (205) 621-7624.

No title opinion requested, none rendered.



20170828000312570 1/5 \$44.50
Shelby Cnty Judge of Probate, AL
08/28/2017 12:52:15 PM FILED/CERT

TRUSTEE'S STATUTORY WARRANTY DEED

STATE OF ALABAMA

SHELBY COUNTY

THIS DEED made this the 15th day of August, 2017, between the Bankruptcy Estate of **Marty Taylor and Tammy Taylor, Bankruptcy Case No. 16-02846-DSC7**, United States Bankruptcy Court, Northern District of Alabama, Southern Division, by and through its duly appointed Trustee in Bankruptcy, André M. Toffel, in his capacity as Trustee and not individually, (hereinafter referred to as "Grantor") and **Paul Aboujaoude** (hereinafter referred to as "Grantee"), pursuant to and authorized by Order of the said Bankruptcy Court date July 19, 2017, a copy of which is attached hereto and incorporated herein by reference as Exhibit "A".

WITNESSETH

WHEREAS, on or about July 14, 2016, a voluntary petition for relief under Chapter 7 of the Bankruptcy Code was filed by the debtors, Marty Taylor and Tammy Taylor, in the United States Bankruptcy Court for the Northern District of Alabama, Southern Division, case number **16-02846-DSC7**.

WHEREAS, on or about July 15, 2016, Grantor was duly appointed as Trustee of said estate, that he qualified as such Trustee and entered into proper bond, and that Grantor has continued to act and is now acting and serving as such Trustee, and,

WHEREAS, the Bankruptcy Clerk of the Court issued notice to all parties in said bankruptcy case on May 26, 2017, pursuant to the Grantor's Notice of Intent and Motion for Authority to Sell Property by Private Sale Free and Clear of Liens, Interests and/or other encumbrances and the Bankruptcy Court having issued its Order Authorizing the said Sale, said Order being attached hereto as Exhibit "A".

NOW THEREFORE, by virtue of the power and authority granted the Grantor to sell property of the Bankruptcy Estate pursuant to the provisions of 11 U.S.C. Section 363, and in consideration of the sum of **SEVENTEEN THOUSAND FIVE HUNDRED AND 00/100 U.S. DOLLARS (\$17,500.00)** paid to Grantor in hand by the Grantees, the receipt of which is hereby acknowledged, the Grantor does hereby transfer unto the said Grantees, all of the Grantor's right, title and interest, including any rights of redemption, in and to the following described real property located in Shelby County, Alabama, to-wit:

Shelby County, AL 08/28/2017
State of Alabama
Deed Tax: \$17.50

Parcel 1, according to the Map and Survey of Odessa Estates, as recorded in Map Book 23, page 45, in the Probate Office of Shelby County, Alabama.

Parcel ID No. 33-2-03-0-000-009.000

Marty Taylor is the surviving grantee under that certain deed recorded in Instrument No. 1998-03408, in the Probate Office of Shelby County, Alabama; the other grantee, Sarah Isbell, having died on or about the 21st day of July, 2009.

The above described property is not the homestead of Marty Taylor or his spouse.


TO HAVE AND TO HOLD unto the said Grantee, "as is" in fee simple, and to his successors, heirs and assigns forever.

IN WITNESS WHEREOF, the Grantor, in his representative capacity as Trustee in Bankruptcy and not individually, has hereunto set his hand and seal the day and year first above written.

THE BANKRUPTCY ESTATE OF
MARTY TAYLOR AND TAMMY TAYLOR
Bankruptcy Case # 16-02846-DSC7

By: Andre M. Toffel as Trustee
Andre' M. Toffel, as, and only as, Trustee
in Bankruptcy and not individually

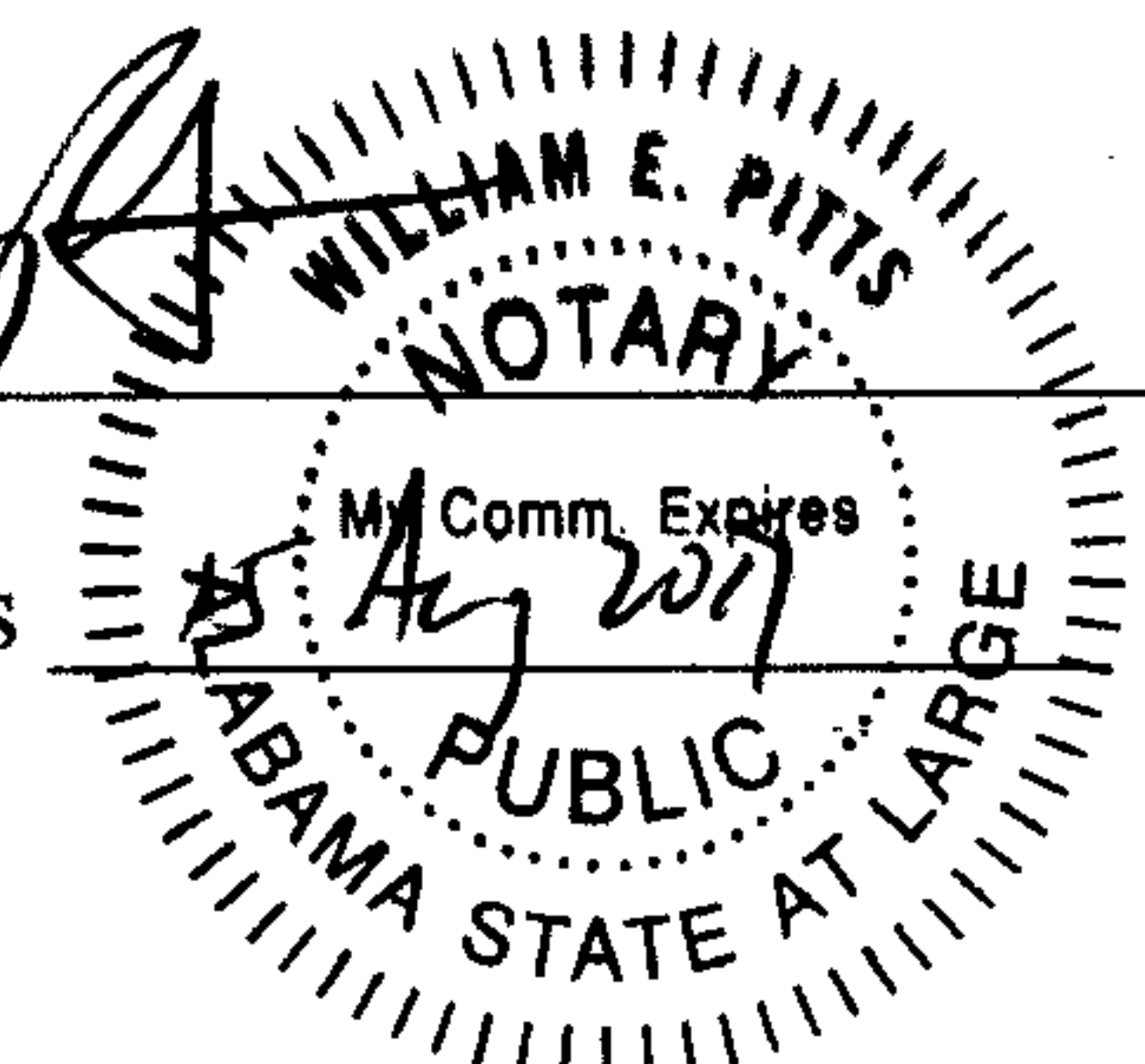
STATE OF ALABAMA)
JEFFERSON COUNTY)


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I, William E Pitts, a Notary Public in and for said County, in said State, hereby certify that Andre' M. Toffel, as Trustee in Bankruptcy and not individually, whose name as Trustee in Bankruptcy of Rosewood, Inc., and not individually, signed the foregoing, and who is known to me, acknowledged before me on this day that, being informed of the contents of the said instrument, he, in his capacity as such Trustee in Bankruptcy and not individually, acting with full authority on behalf of said bankruptcy estate, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 15 day of August, 2017.

William E Pitts
NOTARY PUBLIC
My commission expires 15 Aug 2017

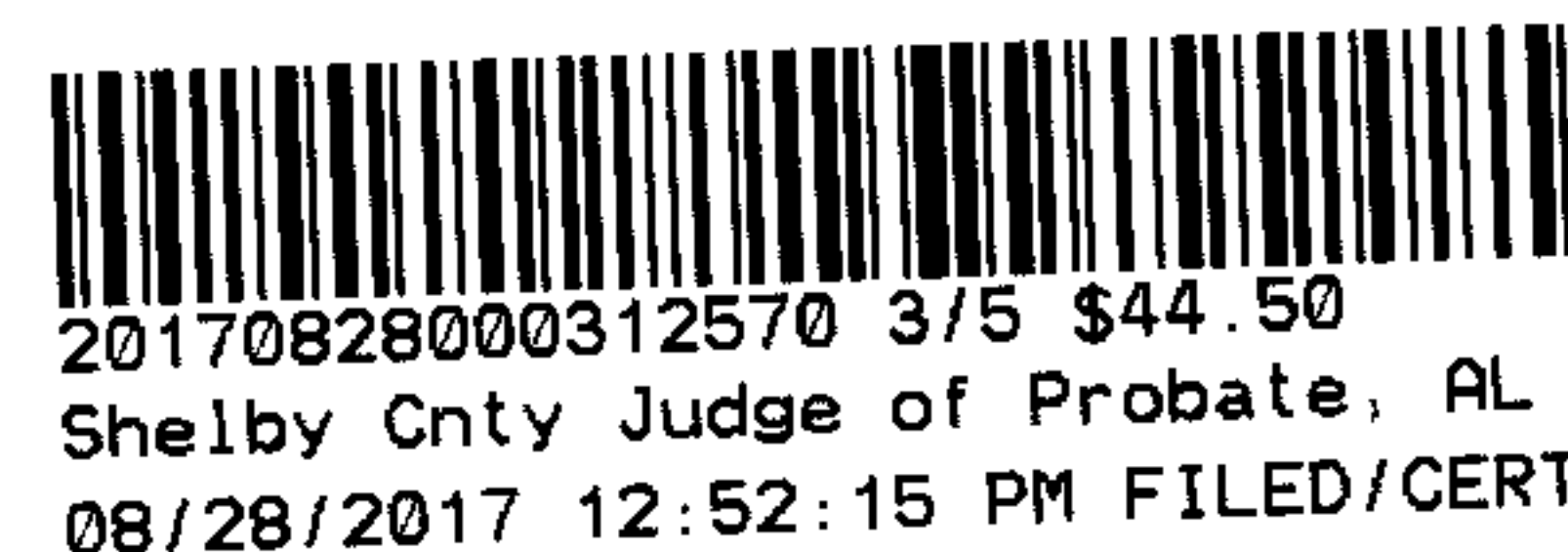


**UNITED STATES BANKRUPTCY COURT
NORTHERN DISTRICT OF ALABAMA - SOUTHERN DIVISION**

In the Matter of:

Marty Taylor
SSN: XXX-XX-0620
Tammy D. Taylor
SSN: XXX-XX-0364
DEBTOR(S).

} **Case No: 16-02846-DSC7**
}
}
}
}

**ORDER AND NOTICE OF HEARING**

This matter came before the Court on Wednesday, July 19, 2017 09:30 AM, for a hearing on the following:

- 1) RE: Doc #99; Trustee's Notice of Intent and Motion for Authority to Sell Real Property Free and Clear of All Liens, Interests or Other Encumbrances by Private Sale
- 2) RE: Doc #100; Application for Final Compensation in the amount of \$1,750.00 and Reimbursement of Expenses in the amount of \$0.00 Filed by Asset Liquidations, Inc., Auctioneer for the Trustee
- 3) RE: Doc #107; Bankruptcy Administrator's Statement of Review Regarding Application for Compensation and Reimbursement of Expenses

Proper notice of the hearing was given and appearances were made by the following:

Andre' M Toffel (Trustee)
Jon A Dudeck (Bankruptcy Administrator)

It is therefore ORDERED, ADJUDGED and DECREED that:

1) Based on the filings and arguments of counsel, and for the reasons set forth on the record during the hearing, the Motion is granted as set forth in the filings.

2 - 3) Based on arguments of counsel and the filings, these matters are continued to August 2, 2017 at 9:30 a.m. in Courtroom number 1 of the Robert S. Vance Federal Building, 1800 Fifth Avenue North, Birmingham, Alabama.

Dated: 07/19/2017

/s/ D. SIMS CRAWFORD

D. SIMS CRAWFORD

United States Bankruptcy Judge

EXHIBIT A

Notice Recipients

District/Off: 1126-2
Case: 16-02846-DSC7

User: rharless
Form ID: pdf000

Date Created: 7/19/2017
Total: 36


Recipients submitted to the BNC (Bankruptcy Noticing Center) without an address:

aty jc Toffeloffice

TOTAL: 1

Recipients of Notice of Electronic Filing:

tr	Andre' M Toffel	trustee@toffelpc.com
ba	Jon A Dudeck	jon_dudeck@alnb.uscourts.gov
aty	C Taylor Crockett	taylor@taylorcrockett.com
aty	Evan Eberhardt	eeberhardt@jandllawfirm.com
aty	Leonard N Math	noticesnd@chambless-math.com



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TOTAL: 5

Recipients submitted to the BNC (Bankruptcy Noticing Center):

db	Marty Taylor	19271 Hwy. 145	Shelby, AL 35143
jdb	Tammy D. Taylor	19271 Hwy. 145	Shelby, AL 35143
cr	MAX CREDIT UNION	c/o CHAMBLESS-MATH & CARR, PC	PO BOX 230759 MONTGOMERY, AL 36123
cr	Ocwen Loan Servicing, LLC	1661 Worthington Road	Suite #100 WEST PALM BEACH, FL 33409
auc	Asset Liquidators, Inc.	ATTN: CLYDETTE HUGHES	3902 ANGEL DR BESSEMER, AL 35022
ba	J. Thomas Corbett	Bankruptcy Administrator	1800 5th Avenue North Birmingham, AL 35203
cr	FreedomRoad Financial	c/o Capital Recovery Group	PO Box 64090 Tucson, AZ 85728-4090
cr	United Consumer Financial Serv.	Bass & Associates, P.C.	3936 E. Ft. Lowell Rd, Suite 200 Tucson, AZ 85712
intp	Andre M. Toffel	450A Century Park South	Suite 206A Birmingham, AL 35226
aty	jc Toffeloffice	Birmingham Chapter 7 Trustee	
smg	Thomas Corbett	BA Birmingham	1800 5th Avenue North Birmingham, AL 35203
9062725	Ally	P.O. Box 380902	Minneapolis, MN 55438-0902
9062733	Citibank/NTB	P.O. Box 6500	Sioux Falls, SD 57117-6500
9062737	Citibank/NTB	P.O. Box 65354	Dallas, TX 75265
9062736	Citibank/NTB	P.O. Box 9001006	Louisville, KY 40290
9062726	Clyde Gannon	19210 Hwy. 145	Shelby, AL 35143
9182214	Comenity Capital Bank/Paypal Credit	c/o Weinstein & Riley, PS	2001 Western Ave., Ste 400 Seattle, WA 98121
9062727	Ditech Financial LLC	P.O. Box 6176	Rapid City, SD 57709-6175
9062728	Freedom Road Financial	10509 Professional Cirle, Suite 202	Reno, NV 89521
9062738	Freedom Road Financial	P.O. Box 4597	Hinsdale, IL 60522
9062729	Max Federal Credit Union	P.O. Box 244040	Montgomery, AL 36124-4040
9062730	Ocwen Loan Servicing, LLC	Attn: Bankruptcy	P.O. Box 780 Waterloo, IA 50704-0780
9175182	PYOD, LLC its successors and assigns as assignee	of Citibank, N.A.	Resurgent Capital Services PO Box 19008 Greenville, SC 29602
9062734	Patsy Taylor	1500 Ellison Road	Jemison, AL 35085
9062735	PayPal Credit	P.O. Box 5138	Timonium, MD 21094
9062731	Roundpoint Mortgage Servicing	P.O. Box 19409	Charlotte, NC 28219-9409
9062739	United Consumer Financial	P.O. Box 856290	Louisville, KY 40285
9204206	United Consumer Financial Services	Bass & Associates, P.C.	3936 E. Ft. Lowell Road, Suite 200 Tucson, AZ 85712
9062732	United Consumers Financial	865 Bassett Road	Westlake, OH 44145
9389907	Verizon	by American InfoSource LP as agent	4515 N Santa Fe Ave Oklahoma City, OK 73118

TOTAL: 30

Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name Andre M. Toffel as Trustee
Mailing Address 450 A Century Park South
Ste 206 A
Birmingham AL 35226

Grantee's Name Paul Aboujade
Mailing Address 85 Leah Lane
Calera AL 35040

Property Address Parcel 1, Odessa Estates


Date of Sale 8/15/17
Total Purchase Price \$ 17,500

or
Actual Value \$ _____
or
Assessor's Market Value \$ _____

The purchase price or actual value claimed on this form can be verified in the following documentary evidence: (check one) (Recordation of documentary evidence is not required)

☐ Bill of Sale
☐ Sales Contract
☒ Closing Statement

☐ Appraisal
☐ Other


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If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

Instructions

Grantor's name and mailing address - provide the name of the person or persons conveying interest to property and their current mailing address.

Grantee's name and mailing address - provide the name of the person or persons to whom interest to property is being conveyed.

Property address - the physical address of the property being conveyed, if available.

Date of Sale - the date on which interest to the property was conveyed.

Total purchase price - the total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of Alabama 1975 § 40-22-1 (h).

I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date 8/15/17

Print W Enz Pitts

Unattested _____
(verified by)

Sign W Enz Pitts
(Grantor/Grantee/Owner/Agent) circle one